



City of Leesburg Comprehensive Plan Amendment Application

The applicant must complete the following information for an application to be accepted for review (Please type or print all information). A pre-application conference with *the Leesburg Planning Staff* is required before an application will be accepted for review. Please type or print legibly (use blue or black ink). All blanks must be complete. Use N/A where not applicable.

#1 Property Owner's or Petitioner's Name/Address/Phone Number/Fax Number/E-Mail:

#2 Agent's Name/Address/Phone Number/Fax Number/E-Mail Address:

#3 Property Location (Attach 3 copies of site plan/location map and legal description):

#4 Parcel ID No. or Tax Identification No.

#5 Traffic Analysis Zone:

#6 Existing Future Land Use Designation:

#7 Existing Zoning:

#8 Existing Use:

#9 Building Square Feet (if existing):

(a) Square Feet by Type

(b) Number of Dwelling Units

(c) Types of Dwelling Units

#10 Total Gross Acreage:

#11 Are there Wetlands, Conservation Areas or Waterbodies on the Subject Property?

If so, what is the Developable Acreage? _____

Acres above the 100-Year Flood Elevation _____

#12 Requested Future Land Use Designation: _____

#13 Proposed Zoning: _____

#14 Justification/Reason for Amendment (Attach Additional Pages if Necessary):

#15 Proposed Use: _____

#16 Site Plan/Master Plan-Total Number and
Type of Units to be Constructed: _____

#17 Square Feet of Units: _____

#18 Development by Phase (If Applicable):

#19 Has an Application for Rezoning or Other Development Permit been Submitted to the
City for the Subject Property? YES _____ NO _____

If yes, what type and date submitted? _____

#20 Has the project/property been subject to any City action, including a Comprehensive Plan
Amendment, within the last five (5) years? YES _____ NO _____

If yes, please explain: _____

The undersigned hereby applies to the City of Leesburg, Florida for an amendment to the City of Leesburg Comprehensive Plan as indicated above. I hereby certify, to the best of my knowledge, that the information that is provided as part of this application is true and correct at the time of application.

Owner / Petitioner: _____ Date: _____

Agent: _____ Date: _____

APPLICATION FEE: Checks made payable to City of Leesburg

Small-Scale Amendment (10.00 acres or less):	\$900.00
Large-Scale Amendment (10.01 acres or more):	\$1,800.00

Comprehensive Plan Requirements For Small Scale Amendments

Chapter 163.3187.....

c) Any local government comprehensive plan amendments directly related to proposed small scale development activities may be approved without regard to statutory limits on the frequency of consideration of amendments to the local comprehensive plan. A small scale development amendment may be adopted only under the following conditions:

1. The proposed amendment involves a use of 10 acres or fewer and:

a. The cumulative annual effect of the acreage for all small scale development amendments adopted by the local government shall not exceed:

(I) A maximum of 120 acres in a local government that contains areas specifically designated in the local comprehensive plan for urban infill, urban redevelopment, or downtown revitalization as defined in s. 163.3164, urban infill and redevelopment areas designated under s. 163.2517, transportation concurrency exception areas approved pursuant to s. 163.3180(5), or regional activity centers and urban central business districts approved pursuant to s. 380.06(2)(e); however, amendments under this paragraph may be applied to no more than 60 acres annually of property outside the designated areas listed in this sub-sub-subparagraph. Amendments adopted pursuant to paragraph (k) shall not be counted toward the acreage limitations for small scale amendments under this paragraph.

(II) A maximum of 80 acres in a local government that does not contain any of the designated areas set forth in sub-sub-subparagraph (I).

(III) A maximum of 120 acres in a county established pursuant to s. 9, Art. VIII of the State Constitution.

b. The proposed amendment does not involve the same property granted a change within the prior 12 months.

c. The proposed amendment does not involve the same owner's property within 200 feet of property granted a change within the prior 12 months.

d. The proposed amendment does not involve a text change to the goals, policies, and objectives of the local government's comprehensive plan, but only proposes a land use change to the future land use map for a site-specific small scale development activity.

e. The property that is the subject of the proposed amendment is not located within an area of critical state concern, unless the project subject to the proposed amendment involves the construction of affordable housing units meeting the criteria of s. 420.0004(3), and is located within an area of critical state concern designated by s. 380.0552 or by the Administration Commission pursuant to s. 380.05(1). Such amendment is not subject to the density limitations of sub-subparagraph f., and shall be reviewed by the state land planning agency for consistency with the principles for guiding development applicable to the area of critical state concern where the amendment is located and shall not become effective until a final order is issued under s. 380.05(6).

f. If the proposed amendment involves a residential land use, the residential land use has a density of 10 units or less per acre, except that this limitation does not apply to small scale amendments described in sub-sub-subparagraph a.(I) that are designated in the local comprehensive plan for urban infill, urban redevelopment, or downtown revitalization as defined in s. 163.3164, urban infill and redevelopment areas designated under s. 163.2517, transportation concurrency exception areas approved pursuant to s. 163.3180(5), or regional activity centers and urban central business districts approved pursuant to s. 380.06(2)(e).

Comprehensive Plan Requirements for Large Scale Amendments

Eleven (11) sets of color copies, size 8 ½ X 11 or 11 X 17, are required of all maps:

- ☐ Strategic Habitat
- ☐ Listed Species
- ☐ Surface Water Basins
- ☐ Wetlands
- ☐ Flood plans
- ☐ Aerial Photos
- ☐ Site map
- ☐ General Location Map
- ☐ Topography
- ☐ Soils
- ☐ Land Use
- ☐ Zoning
- ☐ Proposed Comp. Plan Designation
- ☐ S.J.W.R.M.D. RECHARGE